

# ***Town of Frederick Town Board***



Eric Doering, Mayor

Sue Wedel, Mayor Pro Tem  
Liberta Hattel, Trustee  
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Tony Carey, Trustee  
Gerry Pfirsch, Trustee  
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**IM 2009- 2006**

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## **TO DISCUSS TOWN OWNED PROPERTY WITHIN CARRIAGE HILLS FILING 2**

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**Agenda Date:** March 10, 2009

**Attachments:**

- a. Vicinity Map
- b. Carriage Hills Filing 2 Final Plat - sheet 6 of 6

**Issue/Request:**

As a result of the platting process, the Town owns a .94 acre parcel of ground in Carriage Hills Filing 2.

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**Submitted by:** Jennifer Simmons  
Planning Director

**Approved for Presentation:** [Signature]  
Town Administrator

**AV Use Anticipated** Projector Yes Laptop No

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**Certification of Board Review:**

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Date

**Detail of Issue/Request:**

During the platting process for Carriage Hills Filing 2, the applicant requested that the Town allow a road to cross the Town owned property of Prairie Greens 2 Outlot A (identified on the attached plat of Carriage Hills Filing 2, sheet 6 of 6). In exchange for placing a right-of-way (ROW) across Town owned property that was designated as a detention area and parks/open space, the developer of Carriage Hills Filing 2 dedicated Tract B of Carriage Hills Filing 2 to the Town. Tract B is located at the northeast corner of 6<sup>th</sup> Street and Frederick Way and is approximately .94 acre in size. The land is zoned C-N, Neighborhood Commercial.

Tract B was negotiated as compensation for the area of ROW with the intent that the loss of detention area and parks/open space could be offset in the future with the proceeds of the sale of Tract B. Because the Town took title to the land as commercial property rather than as park land, an election would not be required in order to sell the property.

This is being brought to the attention of the Board of Trustees because the potential developer of the land adjacent to Tract B has asked the status of Tract B. The potential developer may consider making an offer on the land. If there are any issues the Board of Trustees would like addressed in the process of discussing options with the potential developer, it would be helpful to know about the issues now.

**Legal/Political Considerations:**

Not Applicable

**Alternatives/Options:**

The Board of Trustees may choose to:

1. Consider an option to have the property purchased.
2. Consider some form of partnership on the property.
3. Keep the property within the Town's ownership.

**Financial Considerations:**

Not Applicable

**Staff Recommendation:**

Staff seeks the direction of the Board of Trustees.